

102.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / 1,417,100

USE VALUE:

1,417,100 / 1,417,100

ASSESSED:

1,417,100 / 1,417,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRECOURT JUSTIN T & REBECCA R
Owner 2:	
Owner 3:	

Street 1: 162 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAMILLY LLC -

Owner 2: -

Street 1: 220 MAYNARD RD

Twn/City: SUDBURY

St/Prov: MA Cntry:

Postal: 01776

NARRATIVE DESCRIPTION

This parcel contains 7,900 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Clapboard Exterior and 4115 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7900		Sq. Ft.	Site		0	70.	0.83	5									459,902						459,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										65903
										GIS Ref
										GIS Ref
										Insp Date
										05/22/20

!8167!

USER DEFINED

Prior Id # 1:	65903
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:44:55
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
102.0-0003-0007.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,200	0	7,900.	459,900	665,100	665,100	Year End Roll	12/18/2019
2019	101	FV	177,900	0	7,900.	466,500	644,400	644,400	Year End Roll	1/3/2019
2018	101	FV	177,900	0	7,900.	348,200	526,100	526,100	Year End Roll	12/20/2017
2017	101	FV	177,900	0	7,900.	315,400	493,300	493,300	Year End Roll	1/3/2017
2016	101	FV	177,900	0	7,900.	302,200	480,100	480,100	Year End	1/4/2016
2015	101	FV	177,000	0	7,900.	256,200	433,200	433,200	Year End Roll	12/11/2014
2014	101	FV	177,000	0	7,900.	243,100	420,100	420,100	Year End Roll	12/16/2013
2013	101	FV	177,000	0	7,900.	231,300	408,300	408,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CAMILLY LLC,	73446-312	1	10/11/2019		1,515,000	No	No				
GUNTER JOAN E/T	71653-25		9/24/2018	Change>Sale	675,000	No	No				
GUNTER JOAN E	25988-113		1/23/1996			1	No	No	Fred E Gunter dod 2/22/1995		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2019	30	Addition	355,000	O				
10/10/2018	1479	Inter-De	6,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2020	Measured	DGM	D Mann
4/16/2019	SQ Returned	JO	Jenny O
8/23/2018	TTL REFUSAL	BS	Barbara S
3/25/2009	Meas/Inspect	189	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

